**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**SEPTEMBER 11, 2024**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President  Patty Simon, Treasurer  Debra Demasek, Secretary  Randi Armstrong, Member at Large (did not attend)  Bill Scales, CMCA, Director of Business Development |
| **Called To Order** | 6:30 p.m. |
| **Administrative Matters** | **ADMINISTRATIVE MATTERS**  **Executive Session Disclosure**  *An announcement was made indicating that the Board will meet in Executive Session following the General Session Meeting, where the following issues will be discussed: hearings for non-compliance matters, member discipline, discussion and approval of executive session minutes, delinquencies, contractual, personnel, and legal matters, as permitted by California Civil Code.* |
| **Homeowner Input** | **HOMEOWNER FORUM**  Several owners attended and items of discussion were as follows:   * Tennis court violations. * Plumbing repairs. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  August 14, 2024 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the July 2024 financial statement and approved as presented. Operating Account Balance: $113,721.59 Reserve Account Balance: $1,159,530.51  Outstanding Aging Balance: $3,114.42  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Organizational Meeting**  A motion was duly made, seconded and carried to organize the Board as follows:  Glenn Kassel, President  Paul Guthart, Vice President  Patty Simon, Treasurer  Debra Demasek, Secretary  Randi Armstrong, Member at Large  **Election Proposal**  A motion was duly made, seconded and carried to approve the proposal from Accurate Voting to administer the 2025 Annual Election at a cost of $666.00.  **Landscape Proposals**  A motion was duly made, seconded and carried to approve the following proposal from Harvest Landscape:  Overseed turf areas $1,214.87  **Owner Reimbursement Request – 3 Ivoire**  The owner of 3 Ivoire submitted correspondence requesting reimbursement for plumbing fees incurred. The owners correspondence was provided to Partners Plumbing for their opinion and based on the information provided they stated this is an owner item. The owner attended the meeting to give the details of the leak and answer questions.  A motion was duly made, seconded and carried to reimburse $585.00 for hydro jetting the drain line. The cost for the wax ring replacement will not be reimbursed by the Association as this is an owner item.  **Owner Reimbursement Request – 31 La Mirage**  The owner used their own contractor for remediation and repairs needed as a result of damage caused by a leaking drain line that is Association maintained. The owner is requesting reimbursement of $3,485.00. The Board requested Management contact the owner and ask for more detailed information on the work done along with pictures before making a decision. The owner responded via email but did not provide a break down of the costs of the services provided so this item will be tabled until the detailed invoice is received. |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Landscape Report |
| **Next Meeting Date** | 10/9/2024 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE